

Roedale Road, Brighton

Asking Price Of £500,000



- **Spacious six bedroom HMO**
- **Accommodation over three floors**
- **Ideal investment opportunity**
- **Rear Garden**
- **Annual Income of £39,600**



This spacious six bedroom House in Multiple Occupation (HMO) is spread over three floors, providing ample living space for potential tenants. This property presents a fantastic investment opportunity for those looking to capitalize on the rental market.

The house includes a rear garden, offering a private outdoor space for residents to relax or entertain. This additional feature adds value to the property and enhances its desirability. Located in close proximity to numerous local amenities, residents will have easy access to a range of shops, restaurants, and recreational facilities. This ensures convenience and ease of living for tenants, as they can fulfill their daily needs without having to travel far.

Furthermore, this property boasts excellent access to the universities in the area. Whether it be for students or staff members, the convenient proximity to these educational institutions makes it an ideal living option. Commutes will be minimized, allowing individuals to focus on their studies or work commitments.

Overall, this six bedroom HMO accommodation offers a spacious and versatile living space, making it an attractive investment opportunity. With a rear garden, close proximity to local amenities, and excellent access to universities, this property is well-suited for potential tenants seeking comfort, convenience, and accessibility.



## Picture this...

The Current owner collects a very attractive rental yield for this property making it a brilliant asset to any investor's portfolio!

Why not take a short stroll into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City is really known for its entertainment and lifestyle

86 Roedale Road, Brighton



Total Area: 119.8 m<sup>2</sup> ... 1290 ft<sup>2</sup>

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM SIX  
11' 4" x 10' 11" (3.45m x 3.33m)

LIVING ROOM  
7' 10" x 12' 0 (2.39m x 3.66m)

OPEN PLAN LOUNGE/  
KITCHEN  
13' 9" x 7' 7" (4.19m x 2.31m)

### FIRST FLOOR

BEDROOM FIVE  
7' 10" x 8' 6" (2.39m x 2.59m)

BEDROOM FOUR  
9' 1" x 12' 1" (2.77m x 3.68m)

BEDROOM THREE  
10' 8" x 12' 10" (3.25m x 3.91m)

SHOWER ROOM

### TOP FLOOR

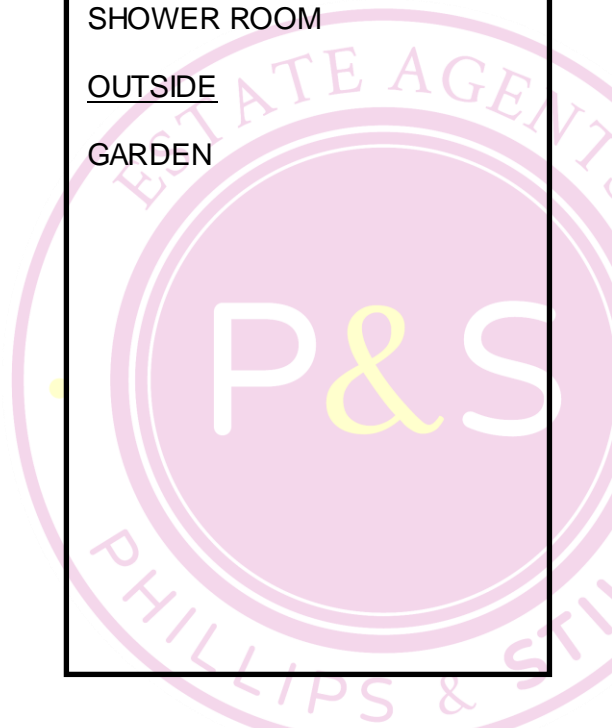
BEDROOM TWO  
8' 10" x 9' 2" (2.69m x 2.79m)

BEDROOM ONE  
12' 2" x 9' 6" (3.71m x 2.9m)

SHOWER ROOM

### OUTSIDE

GARDEN





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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